

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
July 13, 2016**

Present: Richard Calkins, Chairman  
Greg Mele, Vice Chair  
Paul Summers, Member  
James Bobinski, Member

Absent: Greg Perosino, Member  
Donna Greco, Alternate  
Jon A. Sheaffer, Jr., Alternate  
Melanie McMillan, Alternate

Also Present: Martin Connor, AICP; City Planner

**1. Call to Order:**

Chairman Richard Calkins called the meeting to order at 7:03 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

**2. Attendance/Announcement by Chairman:**

Chairman Richard Calkins announced present and serving will be Commissioners Greg Mele, Paul Summers, James Bobinski, and Richard Calkins. Also present is City Planner Martin Connor.

**3. Minutes for Approval:**

a. 6/22/16

MOTION by Mr. Summers to accept the 6/22/16 minutes, seconded by Mr. Mele, motion carried.

**4. Old Business:**

a. Enforcement Update

Mr. Connor has sent an e-mail requesting that the property at 241 East Elm Street be placed on the Blight list. Mr. Summers had no additional updates.

**5. New Business:**

a. Site Plan 1194  
Applicant: Borghesi Building & Engineering, Inc.  
Location: 1350 East Main Street  
Proposal: Additions and revised parking lot layout for Torrington Ford Lincoln

Gary Capitano, Borghesi Building & Engineering, Inc., and Torrington Ford Lincoln owner Lou Battistoni were present to discuss their Site Plan application to construct additions to the dealership at 1350 East Main Street and to revise the lighting, landscaping and parking. The dealership has acquired 2 additional parcels of land that will allow expansion. Mr. Connor read his review memo to the Commission dated July 12, 2016. It was noted during discussion of Matt Walsh, P.E. comments that were summarized in Mr. Connor's memo, the Engineering Department will allow the applicant to use bituminous rather than concrete sidewalks along East Main as originally recommended by Mr. Walsh.

MOTION by Mr. Summers, seconded by Mr. Mele, to approve the application with the following conditions and recommendation:

1. Per Section 8.4.2.B.2 of the Zoning Regulations, an up-to-date Class A-2 Survey of the properties and improvements, prepared by a Land Surveyor, shall be submitted prior to issuance of a zoning permit.
2. Per Section 8.4.3 the Architectural Plans shall be signed and sealed by a Professional Architect.
3. The 3 separate parcels of land shall be combined and proof of merger submitted to the City Planners office prior to the issuance of a Zoning Permit for the project.
4. The applicant shall address the Engineering comments contained in the memo from Deputy City Engineer Matt Walsh to the City Planner dated 7/8/16.
5. A Sewer Discharge Permit update shall be filed prior to issuance of a Zoning Permit.
6. The applicant shall address the landscaping & lighting comments contained in the memo from Rista Malanca, CZ&WEO, to the City Planner dated 7/8/16.
7. It is recommended that the applicant follow the advice of Fire Chief Brunoli contained in his letter to the City Planner dated 7/1/16.

Motion carried unanimously.

- b. Site Plan 1197  
Applicant: One Development and Construction  
Location: 539 Technology Park Drive  
Proposal: MCF Pad, Crane, and Control Building

MOTION by Mr. Summers to table the application, seconded by Mr. Mele,  
Motion carried unanimously.

- c. Special Exception 16-309 and Site Plan 1198  
Applicant: O&G Industries, c/o Kenneth J. Faroni  
Location: 3345 Winsted Road between Burr Mountain and Highland Lake Roads  
Proposal: Earth excavation, rock quarry, two year renewal  
(Set public hearing date)

MOTION by Mr. Summers to set a public hearing date of 8/10/16, seconded by Mr. Mele, Motion carried unanimously.

d. Discussion: Proposed Farm Brewery Regulations

Mr. Connor presented his 7/13/16 draft of proposed Zoning Regulations to allow Farm Breweries. Local Farmer Doug Henry was asked by the Commission to comment on the draft Regulations. The Commission decided this use would not be allowed in the I or IP Zones so Mr. Connor will eliminate this as a permitted use in those zones in the draft Regulations that will go to public hearing. MOTION by Mr. Summers to set a public hearing date of 9/14/16 on the Proposed Farm Brewery Regulations, seconded by Mr. Mele, Motion carried unanimously.

**6. Adjournment:**

MOTION by Mr. Mele to adjourn at 7:50 p.m., seconded by Mr. Bobinski, unanimously carried.

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Martin J. Connor, AICP, City Planner  
Land Use Office  
City of Torrington